

Exhibit "A"

DESCRIPTION OF A PORTION OF ALWINGTON BOULEVARD,
DEED BOOK 84.3 PAGE 273

AND

A PORTION OF PROPOSED LOT 1, ARRINGTON PROPERTY
FAUQUIER COUNTY, VIRGINIA

Being a portion of Alwington Boulevard (right-of-way varies) as recorded in Deed Book 843 at page 273 and a portion Proposed Lot 1 Arrington Property being a portion of the property acquired by Walter N. Arrington as recorded in Deed Book 167 at page 393, all among the Land Records of Fauquier County, Virginia and being more particularly described as follows:

Beginning for the same at a point on northerly right-of-way line of the aforesaid Alwington Boulevard, said point also being on the southerly property line of the property of the County School Board of Fauquier County, Virginia as recorded in Deed Book 162 at page 184, among the aforementioned Land Records of Fauquier County, Virginia; thence running with the aforementioned northerly right-of-way line of Alwington Boulevard the following five (5) courses and distances:

1. 200.73 feet along the arc of a curve to the right having a radius of 590.00 feet and a chord bearing and distance of South 31°15'03" East, 199.76 feet to a point of tangency; thence
2. South 21°30' 16" East, 337.30 feet to a point of curvature (tangent); thence
3. 333.62 feet along the arc of a curve to the left having a radius of 670.00 feet and a chord bearing and distance of South 35°46'09" East, 330.18 feet to a point of tangency; thence
4. South 50°02'03" East, 324.44 feet to a point; thence leaving the aforementioned northerly right-of-way line of Alwington Boulevard and running so as to cross and include a portion of Alwington Boulevard and a portion of the aforementioned proposed Lot 1 Arrington Property the following four (4) courses and distances:
 5. South 39° 57' 57" West, 319.83 feet to a point;
 6. North 89°40'22" West, 574.85 feet to a point; thence
 7. North 28°32'50" West, 1027.83 feet to a point; thence
 8. North 63°32'27" East, 673.02 feet to the point of beginning and containing 808,494 square feet or 18.55817 acres of land and being more particularly shown on a plat entitled "Plat Showing Boundary Line Adjustment Between the Town of Warrenton and the County of Fauquier" dated February 27, 2004 and prepared by VIKI, Incorporated, 44115 Woodridge Parkway, Suite 150, Leesburg, VA 20176, (703) 726-6930, Fax (703) 726-6934.